



## Bryony Way, Harrogate, North Yorkshire, HG3 2UH

- NO ONWARD CHAIN
- Generous corner plot
- Garage for extra storage
- Convenient access to amenities
- Early viewing highly recommended
- Three well-proportioned bedrooms
- Private outdoor space
- Driveway for off road parking
- Good transport links
- Council Tax Band C

**Guide Price £280,000**



# Bryony Way, Harrogate, North Yorkshire, HG3 2UH

## DESCRIPTION

**NO ONWARD CHAIN** - Located in a desirable residential area of Harrogate, this well-presented three-bedroom semi-detached home offers a practical layout and ample living space, perfect for families, professionals, or anyone looking to upsize.

Inside, the property features two spacious double bedrooms and a versatile single bedroom, ideal for a nursery, home office, or guest room. The separate kitchen and dining room provide a clear distinction between cooking and entertaining areas, creating a natural flow for everyday living or hosting.

One of the standout features is the larger-than-average corner plot, offering a generous, private rear garden — perfect for outdoor dining, relaxing in the sun, or weekend barbecues. Additional benefits include a garage for secure storage and a private driveway for off-street parking.

Set in a convenient location close to local amenities, reputable schools, parks, and excellent transport links, this home combines comfort, space, and practicality in one appealing package.

EPC

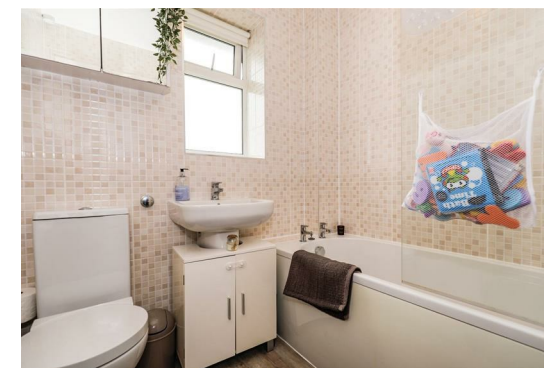
Energy rating C

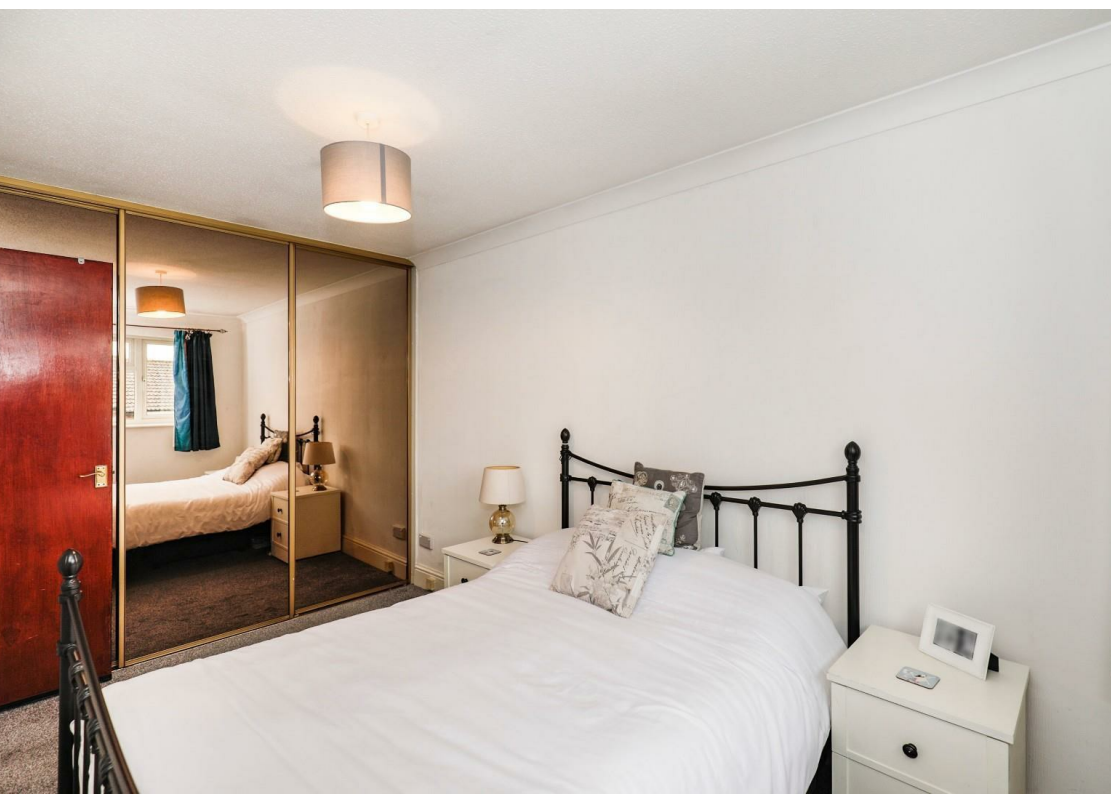
This property produces 3.8 tonnes of CO2

Material Information - Harrogate

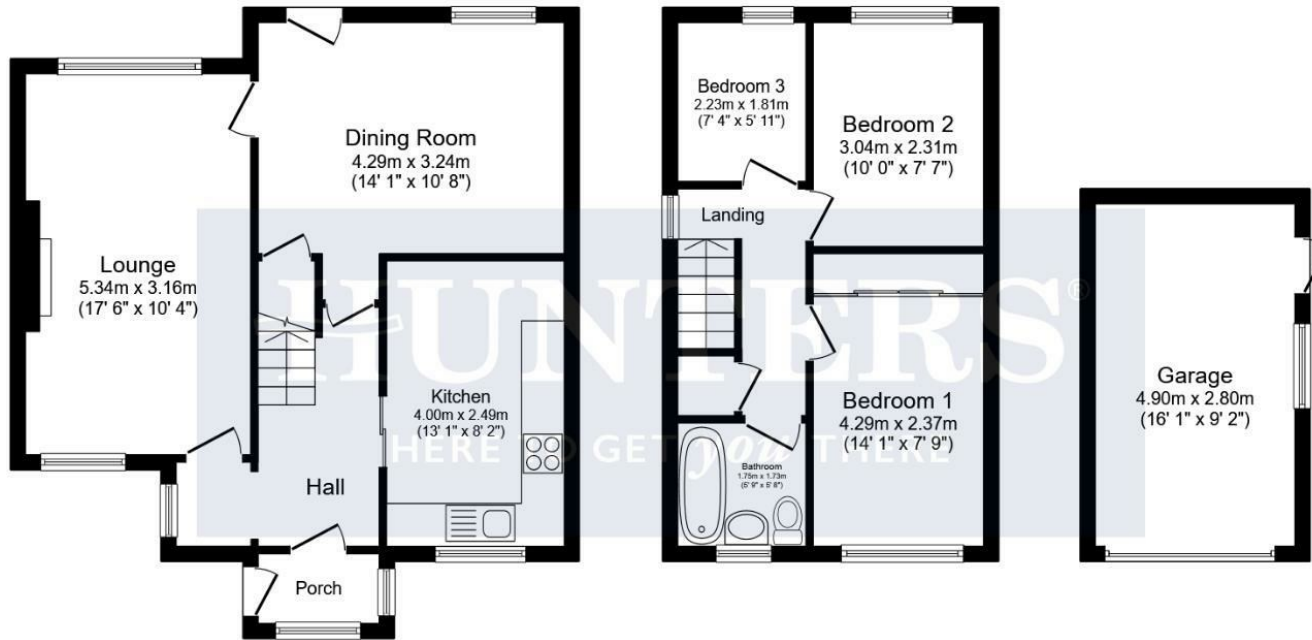
Tenure Type: Freehold

Council Tax Banding: C





12, Bryony Way, Harrogate, North Yorkshire, HG3 2UH, GB



**Ground Floor**  
Floor area 52.2 sq.m. (562 sq.ft.)

**First Floor**  
Floor area 31.5 sq.m. (339 sq.ft.)

**Garage**  
Floor area 13.4 sq.m. (145 sq.ft.)

Total floor area: 97.1 sq.m. (1,045 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

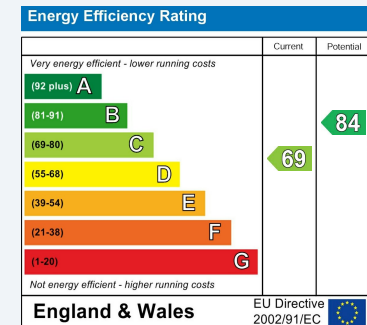
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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